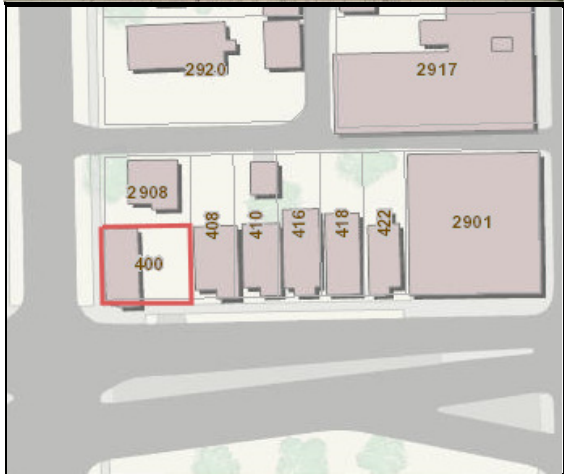


Commercial Property Listing

400 East Locust Street

Harambee Neighborhood



LISTING PRICE: \$30,000

Building: 1,844 SF building constructed in 1875

Lot Area: 2,600 SF with on-site parking

Zoning: RT4 Residential District

Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building and retain glazing along street frontage.
- Complete all renovation work in a timely manner.

POTENTIAL COMMERCIAL USES

- Artist housing, live-work unit, restaurant, café, retail, office, etc.

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Tavern, parking lot, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

AVAILABLE RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Focus on Energy Promotions** www.energystar.gov/rebate-finder
- **Rental Rehabilitation Program:** may be available - (414)286-5608 or nidc@milwaukee.gov

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A Performance Deposit may be required at closing.
- Closing contingent on firm financing and DCD approval of building plans including detailed site elevations and site plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within twelve months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate broker or contact (414)286-5730 for access.

Submittal: 1) Completed "Proposal Summary" on the form available at www.city.milwaukee.gov/CRE

2) Provide a detailed Scope of Work and a scaled rendering of the building identifying exterior building materials and site plan for construction.

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Rhonda Szallai. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Rhonda Szallai, Department of City Development, (414)286-5736 or rszall@milwaukee.gov.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. The Department of City Development may reject proposals for any reason including no reason. Additional information on the process for purchasing City owned real estate can be viewed at www.city.milwaukee.gov/CRE